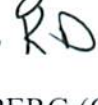


COMMISSIONERS APPROVAL

ROKOSCH 

GRANDSTAFF 

THOMPSON 

CHILCOTT 

DRISCOLL 

PLETTENBERG (Clerk & Recorder)

Date.....July 30, 2007

Members Present.....Commissioner Jim Rokosch,
Commissioner Carlotta Grandstaff, Commissioner Alan Thompson, Commissioner Greg
Chilcott and Commissioner Kathleen Driscoll.

Minutes: Beth Farwell

The Board met for a discussion and a decision on the issuance of a Request for
Qualifications (RFQ) for a Planning Consultant for the Countywide zoning project.
Present were Planning Director Karen Hughes, Planner John Lavey and Citizen Rick
Furhman.

Commissioner Rokosch requested Karen give an overview. Karen gave the Board a
summary and asked if there were any corrections to be made to the RFQ. Commissioner
Rokosch requested they add the e-mail address in the contact information. He also
questioned the timeline for the screening process. Karen replied the timeline is based on
past RFQs and the information will be posted on three different websites.

Karen discussed the possibility of publication in major newspapers which would include
Salt Lake City, Denver, Portland, and Seattle. Commissioner Chilcott suggested
advertising in the Planning Journal and local newspapers. Brief discussion followed
regarding possible publications.

Commissioner Chilcott requested Karen's recommendation on advertising. Karen replied
she would rather advertise in the major regional newspapers as well as the local
newspapers and three websites.

**Commissioner Chilcott made a motion to approve the issuance of a Request for
Qualifications for a Planning Consultant for Countywide zoning project.
Commissioner Driscoll seconded the motion, all voted 'aye'.**

The Board met for a discussion and decision for the phases of the long range needs and goals for 9-1-1. 9-1-1 Board Member Jane Ellis and 9-1-1 Coordinator Joanna Hamilton were present.

Jane began the meeting with answering some basic questions from the Board regarding long term plans and the use of impact fees.

Joanna stated she met with Marty from Oz Architects and discussed the space needed. She said Marty had suggested a possible metal building on the fairgrounds to provide the space needed. Commissioner Chilcott stated he has some security concerns with moving 9-1-1 away from the Sheriff's Office. Joanna added when she last spoke with Marty, he was still focusing on the usage of the existing Public Health Nurse and WIC offices. Discussion followed regarding suggestions for other locations.

Commissioner Rokosch asked what the timeframe is. Joanna replied at this time, there is no timeline. She is currently waiting with Oz Architects to provide a presentation for the final needs analysis. Commissioner Rokosch suggested the Board attend a walk through of the Courthouse and the existing 9-1-1 center.

Commissioner Thompson stated when they were looking at purchasing this (administrative center) building; they were also looking at the possibility of building in the Southeast corner at the Courthouse. He suggested Joanna also examine the possibility of building in that area. Joanna expressed her concern regarding moving 9-1-1. She stated her idea would be to move into a new space with new equipment and leave the old equipment as a back up system should anything happen. Commissioner Thompson stated there is county property in Corvallis behind Corvallis Tavern. There are 3 lots with sewer access. Discussion followed.

Jane requested the Board make a decision on the 9-1-1 Communication Policy and Long Range Plan. **Commissioner Thompson made a motion to adopt the Long Range Plan. Commissioner Grandstaff seconded the motion, all voted 'aye'.**

Commissioner Chilcott made a motion to adopt the 9-1-1 Communication Policy as amended with the 10 channels but not less than 8 channels. Commissioner Driscoll seconded the motion, all voted 'aye'.

Jane requested permission to do inquiry on site possibilities. Discussion followed regarding a specific site (Grub Steak) of 20 acres. The Board agreed to allow Jane to do inquiries for site locations.

Minutes: Glenda Wiles

The Board met for a public hearing to create the Impact Fee Advisory Committee. It was noted the Planning Office ran the legal notice for public hearing and the Commissioners Office ran the legal notice for Committee Member openings. The Board held interviews on several of the applicants.

Commissioner Rokosch called for public comment on the Resolution to Establish the Ravalli County Impact Fee Advisory Committee. No members of the public offered any comment. Public comment was then closed.

Commissioner Grandstaff made a motion to adopt Resolution No. 2178 which establishes the Ravalli County Impact Fee Advisory Committee. Commissioner Driscoll seconded the motion. Discussion of the motion then followed. Commissioner Thompson noted the previous Board of County Commissioners advertised for this committee over a year ago but they received no applicants. He was disappointed in that outcome but is glad they had enough applicants to go forward at this time. Glenda asked if they should include the names of the committee members, but it was noted this resolution was already handed out for public comment. Therefore the members of this committee will be made separate from the establishment of the committee. **All voted "aye".**

Discussion of appointing the committee members then took place.

In regard to the CPA position, Commissioner Chilcott made a motion to appoint Bob Harkin as the CPA representative with a 2-year term. Commissioner Driscoll seconded the motion and all voted "aye". It was noted Mr. Capula cancelled his appointment and never called back in regard to scheduling another interview (he has some hesitations due to the time commitment).

In regard to the development industry position, Commissioner Chilcott stated this is an important discussion as it has an impact on the fees for this community. He would like to see someone in this committee that might have a negative comment on impact fees. He stated there needs to be one committee member who considers the 'speed bumps' in regard to the impact fees. Commissioner Rokosch noted Mark Gantt is a subcontractor in the building trade. Discussion included his background when he lived in Delaware and other parts of the country.

Commissioner Thompson stated Peggy Steffes has a small business but he did not feel it represented the building community. While he did not participate in the interview, he felt Mark Gantt would have the proper background in order to serve on this committee.

Commissioner Rokosch stated Mark has some back ground in resolving conflicts with architects, buildings and workers on projects. **Commissioner Grandstaff made a motion to appoint Mark Gantt as the developer industry representative with a 2-year term. Commissioner Driscoll seconded the motion and all voted "aye".**

In regard to the at large positions Commissioner Chilcott made a motion to appoint John Meakin as the at-large position with a 2-year term. Commissioner Grandstaff seconded the motion. Discussion was that John has a great deal of background in impact fees. **All voted "aye".**

In regard to the second at-large position, it was noted Steve Hall was concerned about the time involved and his lack of desire to have an interview. Commissioner Rokosch asked to consider Candace Jerke. Commissioner Grandstaff and Commissioner Driscoll felt Candace's strong point would be her knowledge of appraisal abilities she has as an employee with the Department of Revenue. **Commissioner Grandstaff moved to appoint Candace Jerke as an at-large position with a 1-year term. Commissioner Driscoll seconded the motion and all voted "aye".**

In regard to the third at-large position, **Commissioner Chilcott made a motion to appoint Dick Ellis for at-large 1-year term. Commissioner Thompson seconded and all voted "aye".**

Commissioner Driscoll motioned to appoint John Meakin serve as an interim chair for this committee. Commissioner Thompson seconded the motion and all voted "aye".

Discussion included the impact fee study for the schools and county and what role the planning staff will take with this committee. Karen Hughes stated Tristan Riddell has been tracking the establishment of this committee' the question of tracking or orchestrating this committee is the question. It was agreed planning will need to track this committee and they will need to see how their staff can assist based upon the make up of the committee. Commissioner Rokosch advised John of the upcoming meeting with the City of Hamilton Planner Dennis Stranger in regard to a capital improvement plan. John suggested the committee should get together and find out what their needs will be prior to making a plan in any utilization of planning staff. Karen stated she has set some budget monies aside in planning for mileage, office materials etc.

In other business Civil Counsel Alex Beal gave a brief update on the NACo prescription plan for citizens. From a legal perspective Alex stated the county could move forward on this plan for the citizens.

Commissioner Driscoll attended a business leader's luncheon at Marcus Daly Hospital.

Minutes: Beth Farwell

The Board met for a discussion of inter-jurisdictional planning with Planning Director Karen Hughes and Patrick O'Herren of the Rural Initiative Office in Missoula County. Issues of inter-jurisdictional planning included the Bitterroot Resort, the Eight-Mile Creek area and Plum Creek activities.

Commissioner Rokosch requested discussion for Eight-Mile Creek area. Pat stated there are numerous issues that can be worked on jointly. His office deals with all planning issues outside rural area of Missoula County. Patrick explained the operations of his office and their goals to the Board. There is not much Rural Initiative Office does that doesn't impact adjacent counties. He presented a map to the Board for Missoula and the Ravalli County line at Eight-Mile Road and potential parcel divisions. Patrick stated his

interest is to find a way to help address the impacts of these developments and if there is some way to come up with an inter-local agreement to address these impacts.

Patrick pointed out the Schroeder Ranch on the map. He stated it is for sale. Commissioner Grandstaff asked if it has been subdivided. Patrick replied yes and they have had several interested parties, however no sale as of date. Discussion followed.

Patrick requested the Board's permission to seek an agreement with Karen. Commissioner Thompson stated the Eight-Mile area affects Ravalli County greatly. Commissioner Chilcott asked if Missoula County would entertain Ravalli County's transportation impact or require impact fees. Patrick replied the newly appointed Commissioner for Missoula County is not in favor of impact fees. In terms of mitigation, he is sure it will be discussed.

Karen stated what they are proposing is an inter-local agreement or a Memorandum of Understanding which will address the overlapping of jurisdictions.

Commissioner Driscoll asked if the Board made this agreement, does it go by state law to get interaction by counties. Patrick replied they currently have MOUs with Tribes and Federal agencies that require quarterly meetings with the parties to discuss issues.

Commissioner Chilcott stated we should work hard and quickly to respond to Patrick's request. Commissioner Rokosch agreed with Commissioner Chilcott. Karen explained the discussion here today could be finalized with a Memorandum of Understanding. Commissioner Chilcott commented on the openness of Missoula County wanting to work with Ravalli County on these issues. He stated it would be in the County's best interest to move forward with the MOU. Discussion followed.

Commissioner Grandstaff requested an update for the Bitterroot Resort proposal. Patrick replied Missoula County would like to see the area zoned. There is a permit application for a beneficial usage of water pending approval. It was slated for 850 units on the ranch from the Eastside to the Westside. There have been three pre-application meetings but nothing formally has been submitted. Commissioner Chilcott stated they have talked to Missoula County as to what to anticipate and ultimately how to mitigate the impact of a development of this nature. Brief discussion followed regarding Missoula County's Growth Policy.

Patrick suggested Missoula and Ravalli County take a trip to another county that has had rapid growth and see how they have dealt with their issues. The Board agreed with Patrick.

Patrick discussed the Plum Creek issue. Missoula County is dealing with Plum Creek Investment Trust. Clearwater drainage is owned by Plum Creek. The Seely Lake Community Council is working to upgrade their neighborhood plan. Plum Creek recognized the role they play with Seely Lake and acting in the best interest to direct growth in the Clearwater area by using TDR programs.

Patrick commented on the Missoula County Open Land Committee. He stated OLC looks not only at projects but also the rural lifestyle. They are interested in any TDR programs. Discussion followed regarding the OLC and their operations.

Commissioner Grandstaff recapped the meeting by reiterating the need to implement an MOU, and take the joint trip to a county greatly affected by growth.

Commissioner Rokosch requested Patrick consider having a part in the Ravalli County Countywide Zoning project, especially the north end of county since it borders Missoula County. Patrick agreed. He will establish an MOU with Karen and present it back to the Board.

The Board met for an Election Canvas for West Fork Fire District.

The Board visited the Airport to discuss airport issues.